

DOC # 5237  
ADOPTED

MEMORANDUM

OCTOBER 12, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR  
NEIGHBORHOOD PLANNING AND ZONING  
GAY FORBES, DEPUTY DIRECTOR FOR  
NEIGHBORHOOD PLANNING AND ZONING  
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

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Recommendations on 21 zoning petitions have been prepared by  
Authority staff for transmittal to the Board of Appeal.

| <u>Neighborhoods</u> | <u>Approval</u> | <u>Recommendations</u> |                                 |                 |
|----------------------|-----------------|------------------------|---------------------------------|-----------------|
|                      |                 | <u>Denial</u>          | <u>Denial w/o<br/>Prejudice</u> | <u>Deferral</u> |
| Allston-Brighton     |                 |                        |                                 |                 |
| Back Bay             |                 |                        |                                 |                 |
| Beacon Hill          |                 |                        |                                 |                 |
| Charlestown          |                 |                        |                                 |                 |
| Chinatown            |                 |                        |                                 |                 |
| City Proper          |                 |                        | 1                               |                 |
| Dorchester           | 6               |                        |                                 | 1               |
| East Boston          | 1               |                        |                                 |                 |
| Fenway               |                 |                        |                                 |                 |
| Government Center    |                 |                        |                                 |                 |
| Hyde Park            |                 | 1                      |                                 |                 |
| Jamaica Plain        |                 |                        |                                 |                 |
| Kenmore              |                 |                        |                                 | 1               |
| Mattapan             | 2               |                        | 1                               |                 |
| North End            |                 |                        |                                 |                 |
| Roslindale           |                 | 1                      |                                 |                 |
| Roxbury              |                 |                        | 1                               |                 |
| South Boston         | 3               | 1                      |                                 |                 |
| South Cove           |                 |                        |                                 |                 |
| South End            |                 |                        |                                 |                 |
| West Roxbury         | 1               |                        |                                 |                 |

City Proper

|                         |                    |                                                                     |
|-------------------------|--------------------|---------------------------------------------------------------------|
| Denial w/o<br>Prejudice | Z-13149-<br>13151. | 54-70 Broad St. and 21 Custom House Street.<br>Take-out restaurant. |
|-------------------------|--------------------|---------------------------------------------------------------------|

NPZ16/17.BM  
101089/1

### Dorchester

|          |          |                                       |
|----------|----------|---------------------------------------|
| Approval | Z-13112. | 15-17 Dracut St. Rear porch.          |
| Approval | Z-13221. | 933 Adams St. Porch addition.         |
| Approval | Z-13231. | 48 Cedar Grove St. Enclose porch.     |
| Approval | Z-13233. | 159 Savin Hill Ave. Sun deck.         |
| Approval | Z-13243. | 12 Centerville Park. Dormer addition. |
| Deferral | Z-13118. | 7 Medway Street. 114 apartments.      |
| Approval | Z-13223. | 11 Harvard Ave. Three apartments.     |

### East Boston

|          |          |                               |
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| Approval | Z-13356. | 30 Gove St. Elderly day care. |
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### Hyde Park

|        |          |                                              |
|--------|----------|----------------------------------------------|
| Denial | Z-13242. | 145-147 Arlington St. Three-family dwelling. |
|--------|----------|----------------------------------------------|

### Kenmore

|          |          |                                     |
|----------|----------|-------------------------------------|
| Deferral | Z-13062. | 675-701 Commonwealth Ave. Addition. |
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### Mattapan

|                         |          |                                      |
|-------------------------|----------|--------------------------------------|
| Denial w/o<br>Prejudice | Z-13155. | 27 Ormond St. Three-family dwelling. |
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|          |          |                           |
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| Approval | Z-13157. | 44 Alabama St. Additions. |
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|          |          |                                      |
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| Approval | Z-13234. | 1651 Blue Hill Ave. Office building. |
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### Roslindale

|        |          |                                  |
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| Denial | Z-13211. | 1453 Centre St. Medical offices. |
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### Roxbury

|                         |          |                                               |
|-------------------------|----------|-----------------------------------------------|
| Denial w/o<br>Prejudice | Z-13194. | 915-931 Massachusetts Ave. Sale of used cars. |
|-------------------------|----------|-----------------------------------------------|

### South Boston

|        |                    |                                           |
|--------|--------------------|-------------------------------------------|
| Denial | Z-13169-<br>13172. | 19-23 Ward St. Four one-family dwellings. |
|--------|--------------------|-------------------------------------------|

|          |          |                                         |
|----------|----------|-----------------------------------------|
| Approval | Z-13222. | 169 Dorchester St. Two-family dwelling. |
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Approval Z-13400. 695 East Eighth St. Replace and enclose porches.

Approval Z-13440. 1-3 Bantry Way. Addition.

West Roxbury

Approval Z-13232. 77 Salman St. Dormer addition.

Hearing

- |     |               |          |                                                                                     |
|-----|---------------|----------|-------------------------------------------------------------------------------------|
| 1.  | Z-13062       | 10/17/89 | Trustees of Boston University<br>675-701 Commonwealth Ave, Boston                   |
| 2.  | Z-13112       | 11/21/89 | Joseph M. Hoc & Marie Ly<br>15-17 Dracut Street, Dorchester                         |
| 3.  | Z-13118       | 10/17/89 | UNI HAB Inc.,<br>7 Medway St., Dorchester                                           |
| 4.  | Z-13149-13151 | 10/24/89 | Bulfinch Building Association Ltd.<br>54-70 Broad St, 21 Custom House St,<br>Boston |
| 5.  | Z-13155       | 10/24/89 | Helen Ford<br>27 Ormond St, Mattapan                                                |
| 6.  | Z-13157       | 10/24/89 | Glemay & Pearline Mungal<br>44 Alabama St, Mattapan                                 |
| 7.  | Z-13169-13172 | 10/31/89 | Denis Grant<br>19-23 Ward St, South Boston                                          |
| 8.  | Z-13194       | 11/14/89 | John Byda<br>915-931 Massachusetts Ave, Boston                                      |
| 9.  | Z-13211       | 11/14/89 | Robert G. Frykberg<br>1453 Centre Street, Roslindale                                |
| 10. | Z-13221       | 11/14/89 | Robert a. Melchionda<br>933 Adams St., Dorchester                                   |
| 11. | Z-13222       | 11/14/89 | Patrick & Dorothy Flaherty<br>169 Dorchester St, South Boston                       |
| 12. | Z-13223       | 11/14/89 | Ruby Allen<br>11 Harvard Ave, Dorchester                                            |
| 13. | Z-13231       | 11/14/89 | Kathleen P. Hession<br>48 Cedar Grove St, Dorchester                                |
| 14. | Z-13232       | 11/21/89 | Shui Tong Woo<br>77 Salman St, West Roxbury                                         |
| 15. | Z-13233       | 11/21/89 | Robert Sullivan<br>159 Savin Hill Ave, Dorchester                                   |
| 16. | Z-13234       | 10/17/89 | Ivan Thelwell<br>1651 Blue Hill Ave, Mattapan                                       |



## BOARD OF APPEAL REFERRALS

OCTOBER 12, 1989

Hearing

- |     |         |          |                                                          |
|-----|---------|----------|----------------------------------------------------------|
| 17. | Z-13242 | 11/21/89 | Mark Pagliarini<br>145-147 Arlington Street, Hyde Park   |
| 18. | Z-13243 | 11/21/89 | Harvey Bluestein<br>12 Centervale Park, Dorchester       |
| 19. | Z-13356 | 11/14/89 | Lyman School Housing<br>30 Gove Street, East Boston      |
| 20. | Z-13400 | 11/14/89 | Mario Gambardillo<br>695 East Eighth St, South Boston    |
| 21. | Z-13440 | 10/17/89 | Thomas & Elizabeth Lynch<br>1-3 Bantry Way, South Boston |

Board of Appeal Referrals

10/12/89

Hearing: 10/17/89 Z-13062  
Trustees of Boston University  
675-701 Commonwealth Avenue  
Boston

Site: Five-Story Structure

District(s): Apartment (H-4)

Purpose: Erect two-story rear addition to college theatre structure.

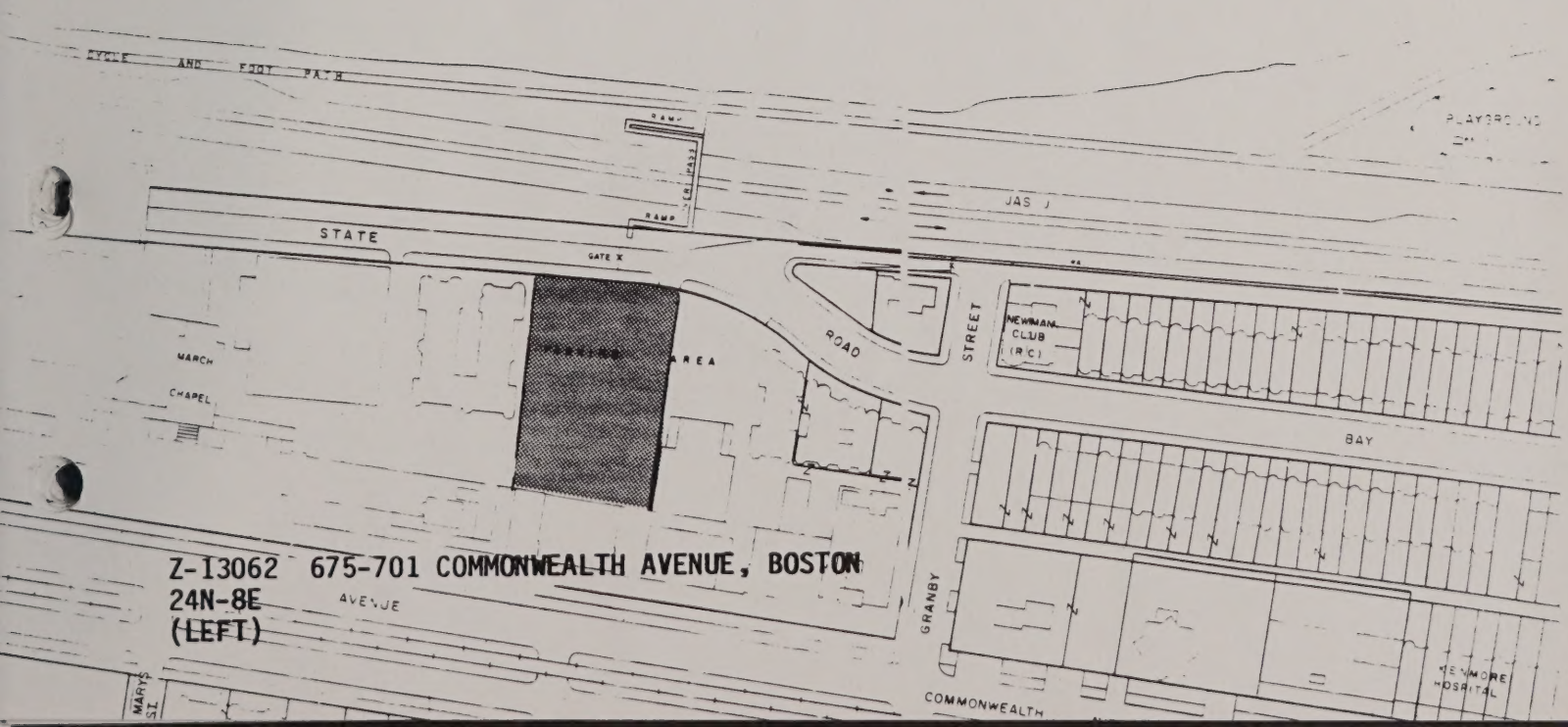
Violation(s): Extension of conditional use.

**VOTED:** In reference to petition Z-13062, Trustees of Boston University, 675-701 Commonwealth Avenue, Boston, for conditional use to erect two-story rear addition college theatre structure in an apartment (H-4) district. The Boston Redevelopment Authority recommends deferral. Petitioner has indicated a change in plans. Revised plans should be reviewed by the Authority and the Community.



CAMBRIDGE

CHA



Z-13062 675-701 COMMONWEALTH AVENUE, BOSTON  
24N-8E  
(LEFT)

Board of Appeal Referrals

10/12/89

Hearing: 11/21/89 Z-13112  
Joseph M. Hoc & Maria Ly  
15-17 Dracut Street,  
Dorchester

Site: 2 1/2 Story Structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear deck addition to two-family dwelling.

Violation(s): Insufficient distance between deck and garage.

VOTED: In reference to petition Z-13112, Joseph M. Hoc and Maria Ly, 15-17 Dracut Street, Dorchester, for variance to erect rear deck addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Inspectional Services Department violation will be removed. Existing condition, no community opposition. No negative impact anticipated.





Z-13112 17 DRACUT STREET, DORCHESTER



Board of Appeal Referrals

Hearing : 10/17/89

October 12, 1989

Z#-13118

Unihab

7 Medway Street

Dorchester, MA

Site : Vacant Land and Partially Occupied Building

District : Restricted Industrial (M-1 and M-2)

Purpose : Erect 114 dwelling units and adaptive reuse of a historic mill building to substantially rehabilitate 45 units.

Violations : Insufficient lot area, open space, rear yard, off street parking.  
Excessive floor area and building height.  
Multifamily building is a conditional use.  
Harborpark Interim Planning Permit.

VOTED : In reference to petition No. Z- 13118, Unihab, 7 Medway Street, Dorchester for six (6) zoning variances, one (1) conditional use, and a Harborpark IPOD permit in an M-1 and M-2 restricted industrial district, the Boston Redevelopment Authority recommends deferral.

The height and massing of this project needs to be studied further, in order to minimize the impact of such a large project on this residential community. The proposed siting of the new building would probably require moving it away from the river edge to allow for the construction of a publicly accessible walkway consistent with the land use objectives of the Harborpark IPOD.

The Boston Transportation Department has also suggested some changes to the Transportation Access Plan for this project, and is waiting for a revised plan. Staff of the Boston Civic Design Commission have suggested some changes to the height and massing of the 114



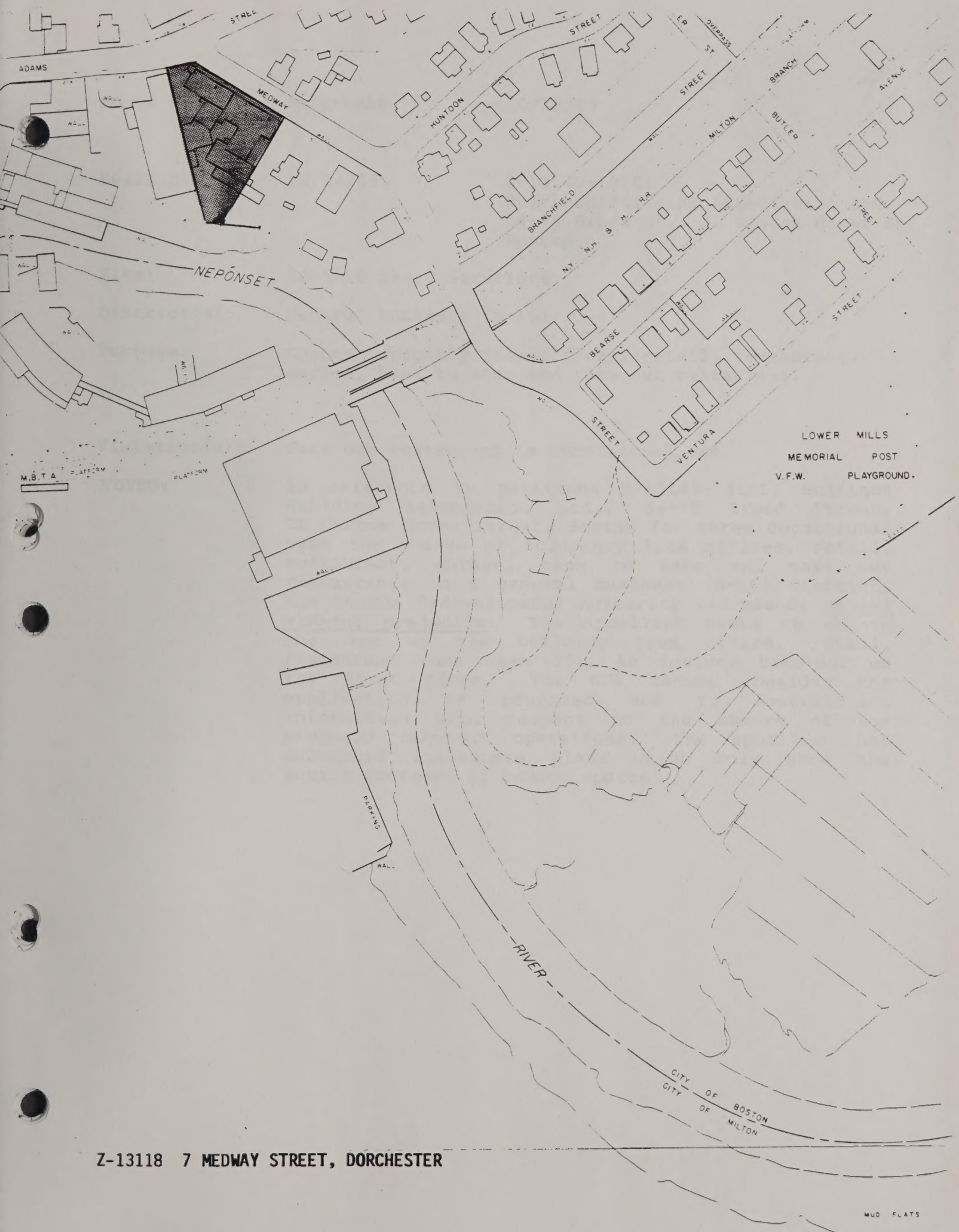
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unit eight story building along the river. The developer has revised the site plan for the project to incorporate a lookout to the river and added more parking from 80 spaces to 120 spaces. However, these changes do not appear to meet the goals of the Harborpark IPOD.

There is support for the proposed change in use from restricted industrial to multifamily for this site, in particular the proposed continuing care retirement community; however, the proposed concept should follow the Harborpark IPOD guidelines. The recommended walkway along the river's edge will increase the amount of useable open space on this site, which currently is only 17,000 square feet (the code would require 159,000 square feet for 159 units). The walkway along the Neponset would not only meet the goals of the Harborpark IPOD, but it would provide a direct benefit to the 159 elderly households on this project.

The Lower Mills Civic Association has given their conditional support for this project; it is subject to the developer providing 1 to 1 parking for each elderly independent living unit, in no case will there be less than 100 parking spaces, and in the event the elderly complex is converted to market family housing there shall be 1.5 parking spaces per unit. The Harborpark Advisory Committee is comfortable with the proposed elderly housing development concept but express concern about the lack of public access to the river edge. The Committee recommended the developer to provide public access and to build a walkway along the Neponset River which could eventually connect as part of Harborwalk. The Dorchester Avenue Planning and Zoning Advisory Committee (PZAC) finds the proposed elderly complex to be a reasonable use for the site, and also supports the public access to the Neponset River.





Z-13118 7 MEDWAY STREET, DORCHESTER

MUD FLATS



Board of Appeal Referrals

10/12/89

Hearing: 10/24/89 Z-13149-13151  
Bulfinch Building Association Ltd.  
54-70 Broad St., 21 Custom House St.  
Boston

Site: 12-5-10 Story Structure

District(s): General business (B-10)

Purpose: Change occupancy from offices, retail, restaurant,  
garage, bank to same and take out restaurant.

Violation(s): Take out restaurant is conditional use.

VOTED: In reference to petitions Z-13149-13151, Bulfinch Building Association Ltd., 54-70 Broad Street, 21 Custom House Street, Boston for three conditional uses for change of occupancy from offices, retail, restaurant, garage, bank to same and take out restaurants in a general business (B-10) district, the Boston Redevelopment Authority recommends denial without prejudice. The appellant seeks to change the use of the building from office, retail, restaurant (use item 37), to include take-out on the first floor. The BRA cannot consider the application as proposed due to insufficient information with respect to the nature of the proposed take-out operations. The appellant has submitted inadequate plans which only show the square footages of tenant spaces.





54-70 Broad Street, 21 Custom House Street, Boston Z-13149-13151



Board of Appeal Referrals

10/12/89

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Hearing: 10/24/89

Z-13155  
Helen Ford  
27 Ormond Street,  
Mattapan

Site: 2 Story Structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two-family dwelling to three-family dwelling.

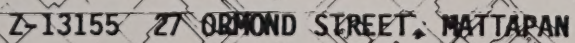
Violation(s): Three-family dwelling is for use.

Insufficient lot area, width, frontage, open space,  
front yard.

Excessive building height.

VOTED: In reference to petition Z-13155, Helen Ford, 27 Ormond Street, Mattapan, for forbidden use and six variances for change of occupancy from two-family dwelling to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant must meet with community. Considerable opposition exists to this proposal.







Board of Appeal Referrals

10/12/89

6

Hearing: 10/24/89

Z-13157

Glemay and Pearline Mungal  
44 Alabama Street,  
Mattapan

Site: 1 1/2 Story Structure

District(s): Single-family (S-.5)

Purpose: Erect two additions to one-family dwelling.

Violation(s): Insufficient front, side yards.

VOTED: In reference to petition Z-13157, Glemay and Pearline Mungal, 44 Alabama Street, Mattapan for two variances to erect two-additions to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends Approval with provision that plans be submitted to the Authority for Design Review Approval. Front and side yard deficiencies will not be increased.





NEW CALVARY

CEMETERY

ELENE

PRAIRIE

MABASH

CURRIER

NEW CALVARY  
CEMETERY

ALMONT

ALMONT

HEBROON

SSINGER

KENNEBEC

MONTEREY

AVENUE

ALMONT ST

Z-13159 44 ALABAMA STREET, MATTAPAN



Hearing: 10/31/89 Z-13169-13172  
Denis Grant  
19-23 Ward Street,  
South Boston

Site: 6,240 sq. ft. of land.

District(s): Apartment H-1-50

Purpose: Erect four one-family dwellings.

Violation(s): Insufficient lot area, frontage, front, rear yards.

VOTED: In reference to petitions Z-13169-13172, Denis Grant, 19-23 Ward Street, South Boston, for fifteen variances to erect four one-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Petitioner proposes to erect two two-story structures containing four one-family dwellings. Also, petitioner seeks to subdivide a 6,180 SF lot into four separate lots. Plans submitted to staff and to be submitted to the Board of Appeal (different from those initially reviewed by ISD) indicate:

Lot 1 = 1,602 SF  
Lot 2 = 1,587 SF  
Lot 3 = 1,590 SF  
Lot 4 = 1,470 SF

Site is a vacant 103'x60' lot causing the siting of the proposed buildings to be situated one behind the other resulting in the rear structure being sited in what would traditionally be the rear yard of the front structure. Access to the rear structure would be a driveway extending the length of the lot. This is inconsistent with existing siting patterns.

Furthermore, existing odd-numbered lots on Ward Street consist of one and two-family structures on lots approximately 2,000 SF. As noted above, the square footages resulting in the proposed sub-division are significantly less than existing lot sizes in the area. This is further exacerbated when one subtracts the "common" area required for access to parking and the driveway.

For example:

Lot 1 = 1,602 sf minus 712 sf (common area) = 890 sf  
Lot 2 = 1,587 sf minus 136 (common area) = 1,451 sf  
Lot 3 = 1,590 sf minus 416 sf (common area) = 1,174 sf  
Lot 4 = 1,470 sf minus 384 sf (common area) = 1,086 sf



Board of Appeal Referrals

10/12/89

Hearing:

10/31/89

Z-13169-13172

Denis Grant

19-23 Ward Street

South Boston

VOTED (continued):

Please note: Lot 2 results in a "pork chop" lot configuration.

If this lot is overbuilt, the adjacent vacant lot will seek an equal density. (At a public meeting, the owner of the adjacent lot indicated his intent to build.)

Housing is an appropriate use on this area, however, siting and density (number of units) proposed are prime concerns.





Z-13169-13172 19-23 WARD STREET, SOUTH BOSTON



Hearing: 11/14/89 Z-13194  
John Byda  
915-931 Massachusetts Avenue,  
Roxbury

Site: 1 Story Structure

District(s): Industrial (I-2)

Purpose: Change occupancy from storage to sale and repair  
of used cars and taxis.

Violation(s): Barrier free access.

I.P.O.D.

VOTED: In reference to petition Z-13194, John Byda, 915-931 Massachusetts Avenue, Roxbury, for variance change of occupancy from storage to sale and repair of used cars and taxis in industrial (I-2) I.P.O.D., the Boston Redevelopment Authority recommends denial without prejudice. The property is located in the Hampden-George Subdistrict of the Roxbury Interim Planning Overlay District. The Authority's concerns are existing traffic congestion, cars and taxi cabs double park; parking on sidewalks; exhaust fans directly at residential building; and lack of off-street parking. Abutters concerns are: double parking at establishment; venting of noxious fumes onto residential dwellings; and off-street parking. The Roxbury PZAC recommends that appellant amend the application and review issues with residents of community.





Z-13194 915-931 MASSACHUSETTS AVENUE, ROXBURY



Hearing: 11/14/89 Z-13211  
Robert G. Frykberg  
1453 Centre Street,  
Roslindale

Site: 1 1/2 Story Structure

District(s): Residential, two-family (R-.5)

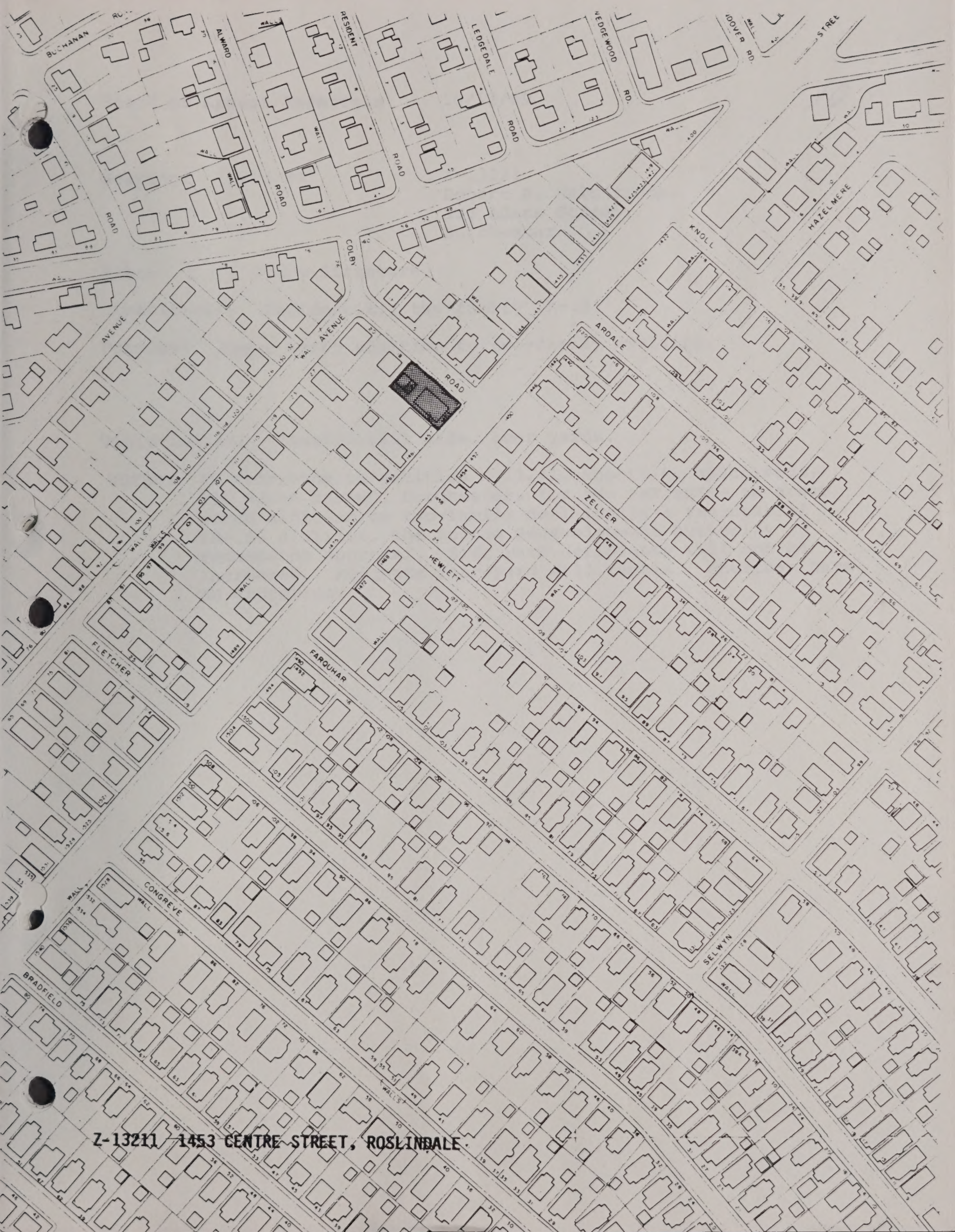
Purpose: Change occupancy from one-family dwelling to  
medical offices.

Violation(s): Professional office is forbidden use.

Insufficient front yard, off street parking,  
barrier free access.

VOTED: In reference to petition Z-13211, Robert G. Frykberg,  
1453 Centre Street, Roslindale, for forbidden use  
and three variances for change of occupancy from  
one-family dwelling to medical offices in a  
residential (R-.5) district, the Boston Redevelopment  
Authority recommends denial. Predominantly  
residential neighborhood. Medical office use would  
generate unwanted traffic and parking problems.  
Neighbors opposed.





Z-13211 1453 CENTRE STREET, ROSLINDALE



Hearing: 11/14/89

Z-13221  
Robert A. Melchionda,  
933 Adams Street,  
Dorchester

Site: 2 1/2 Story Structure

District(s): Residential, two-family (R-.5)

Purpose: Erect porch addition to two-family dwelling.

Violation(s): Insufficient side, rear yards.

VOTED: In reference to petition Z-13221, Robert A. Melchionda, 933 Adams Street, Dorchester, for two variances to erect porch addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Side yard deficiency will not be increased. Adequate rear yard will remain. Abutters have no objection.





Z-13221 933 ADAMS STREET, DORCHESTER



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Hearing: 11/14/89

Z-13222

Patrick and Dorothy Flaherty  
169 Dorchester Street,  
South Boston

Site: 2 1/2 Story Structure

District(s): Apartment H-1-50

Purpose: Change occupancy from one to three-family dwelling and erect dormer addition.

Violation(s): Dwelling converted for more families in forbidden use.

Insufficient lot area, open space, front yard.

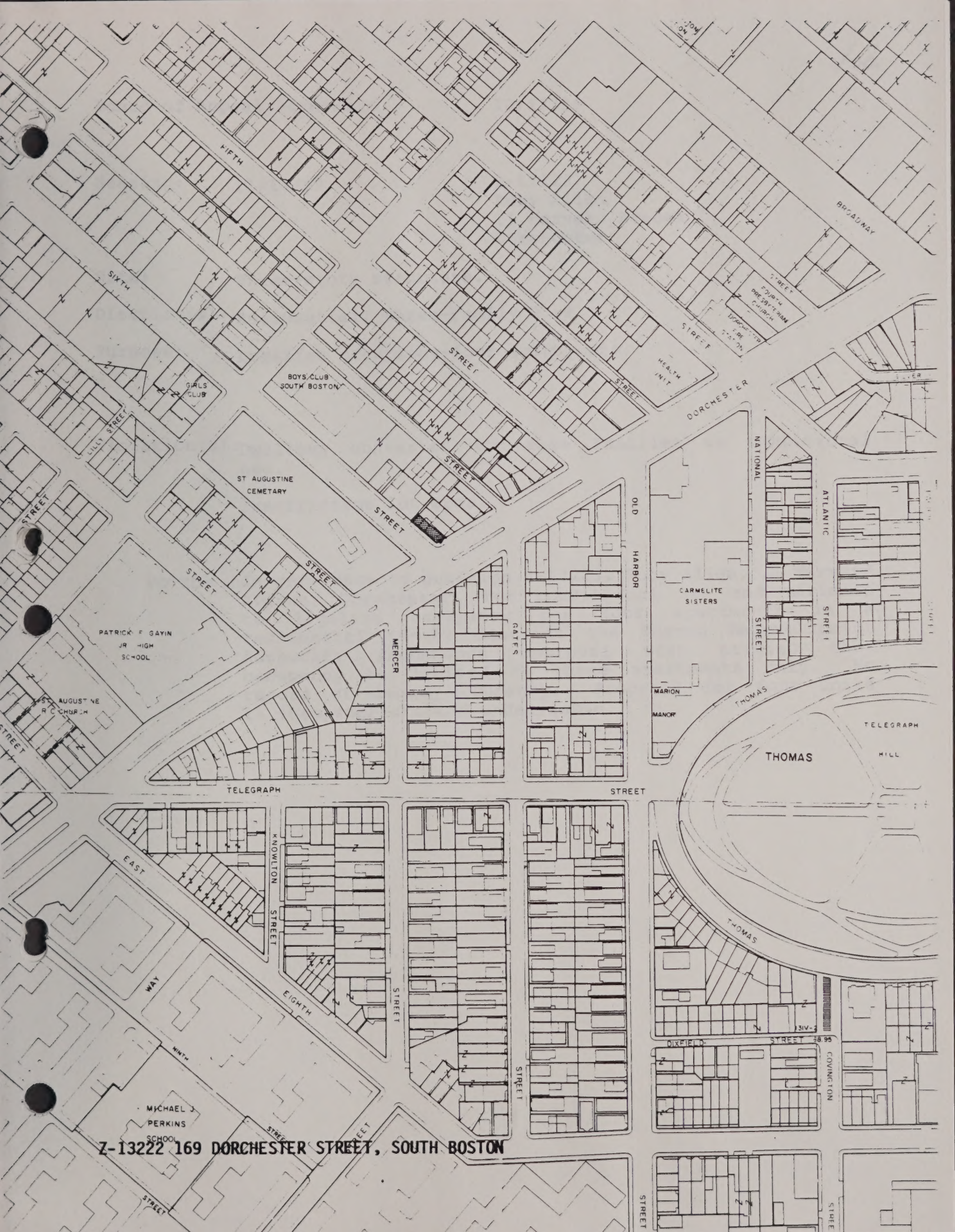
Excessive floor area ratio.

VOTED: In reference to petition Z-13222, Patrick and Dorothy Flaherty, 169 Dorchester Street, South Boston, for forbidden use and four variances for change of occupancy from one to three family dwelling and erect dormer addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with following provisos: that occupancy be limited to a two-family dwelling; that dormer plans be submitted to the Authority for Design Review Approval. This is an existing condition with apartments on the basement and first floor levels and a duplex apartment on the second and third floor.

The site is an 1,100 SF corner lot consisting of a 2 1/2 story dwelling. It is one of three attached dwellings on similar sized lots (165 one-family and 167 two-family).

To legalize this occupancy as a three-family dwelling would grossly exacerbate the density of this structure as well as the surrounding area.





Z-13222 169 DORCHESTER STREET, SOUTH BOSTON



Board of Appeal Referrals

10/12/89

Hearing: 11/14/89

Z-13223  
Roby Allen  
11 Harvard Avenue  
Dorchester

Site: Three-story structure.

District(s): Residential, three-family R.-8

Purpose: Legalize occupancy-four apartments.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area.

VOTED: In reference to petition Z-13223, Roby Allen, 11 Harvard Avenue, Dorchester, for conditional use and variance to legalize occupancy for four apartments in a residential (R-.8) district the Boston Redevelopment Authority recommends approval with proviso that occupancy be limited to three apartments only. No record of legal occupancy. Proposal for four units is inappropriate and undesirable.





2-13223 11 HARVARD AVENUE, DORCHESTER



Board of Appeal Referrals

10/12/89

Hearing: 11/14/89

Z-13231

Kathleen P. Hession  
48 Cedar Grove Street,  
Dorchester

Site: Two Story Structure

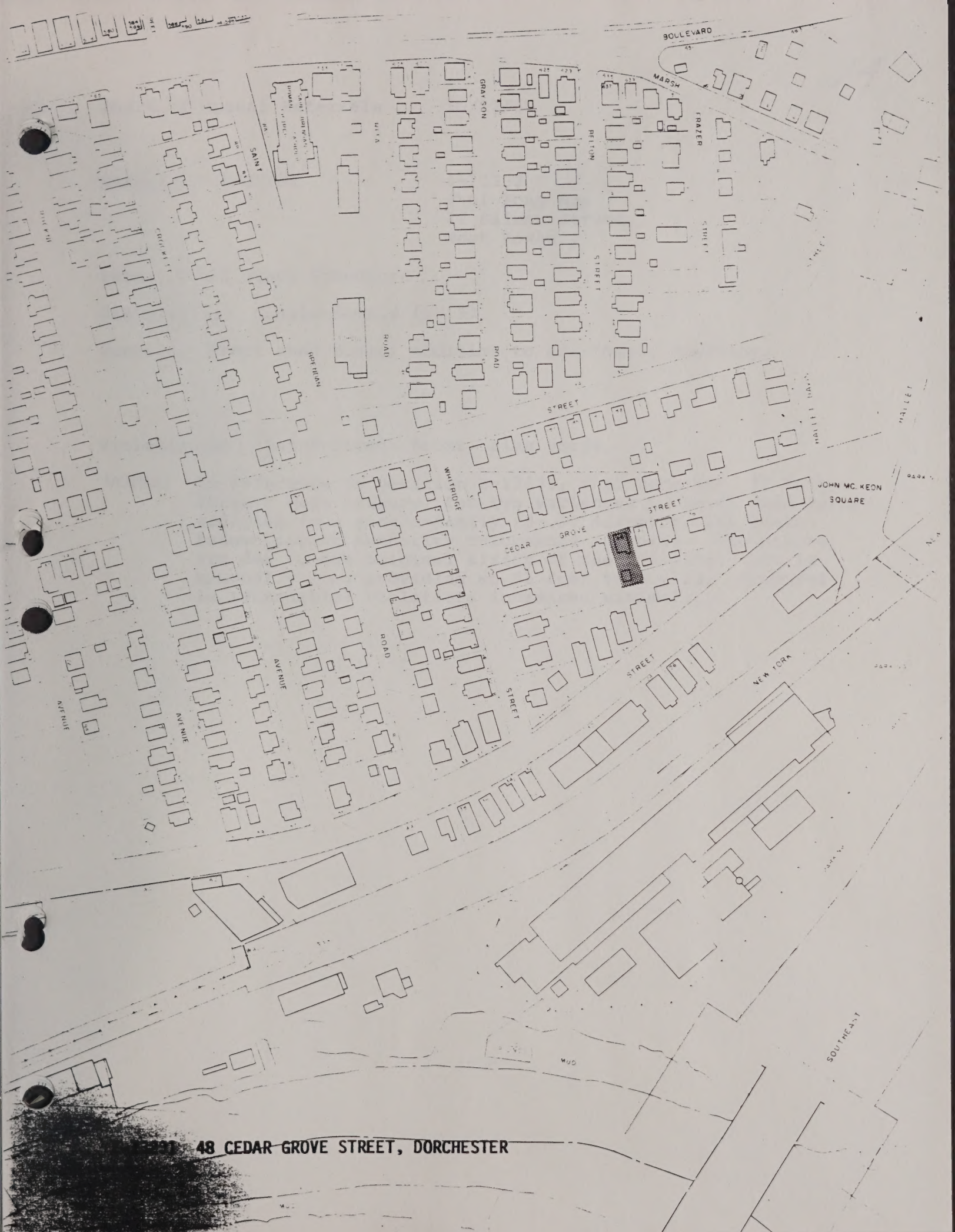
District(s): Residential, two-family (R-.5)

Purpose: Enclose porch of one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-13231, Kathleen P. Hession, 48 Cedar Grove Street, Dorchester for variance to enclose porch of one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition. Abutters have no objection. Inspectional Services Department complaint would be removed.





48 CEDAR GROVE STREET, DORCHESTER



Board of Appeal Referrals 10/12/89

Hearing: 11/21/89 Z-13232  
Shui Tong Woo  
77 Salman Street,  
West Roxbury

Site: 2 1/2 Story Structure

District(s): Single-family (S-.5)

Purpose: Erect shed dormer addition to one-family dwelling.

Violation(s): Insufficient front, side yards.

VOTED: In reference to petition Z-13232, Shui Tong Woo, 77 Salman Street, West Roxbury, for two variances to erect shed dormer addition in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Violations are due to the original siting of the dwelling. Lot is unusually long providing an 85 foot rear yard. Proposal is reasonable; violations increased minimally.



Z-13232 77 SALMAN STREET, WEST ROXBURY





Board of Appeal Referrals

10/12/89

Hearing: 11/21/89

Z-13233

Robert Sullivan

159 Savin Hill Avenue,

Dorchester

Site: 2 1/2 Story Structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear deck addition to one-family dwelling.

Violation(s): Insufficient side, rear yards.

VOTED: In reference to petition Z-13233, Robert Sullivan, 159 Savin Hill Avenue, Dorchester for two variances to erect rear deck addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Sun deck addition (12'x18') will not increase side yard deficiency; adequate rear yard will remain. Abutters have no objection.





Z-13233 159 SAVIN HILL AVENUE, DORCHESTER



Board of Appeal Referrals

10/12/89

Hearing: 10/17/89

Z-13234

Ivan Thelwell

1651 Blue Hill Avenue,  
Mattapan

Site: Vacant Land

District(s): General Business (B-1)

Purpose: Erect two-story store and office structure.

Violation(s): Excessive floor area ratio.

Insufficient off street parking. .

Barrier free access.

VOTED: In reference to petition Z-13234, Ivan Thelwell, 1651 Blue Hill Avenue, for three variances to erect two-story store and office structure in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that appellant comply with barrier free access code regulation; that plans be submitted to the Authority for Design Review Approval. Site is located in the Mattapan Square Business District and has support of the Merchants Association. Two nearby municipal parking lots tend to mitigate the off street parking violation.





Z-13234 1651 BLUE HILL AVENUE, MATTAPAN



Hearing: 11/21/89

Z-13242  
Mark Pagliarini  
145-147 Arlington Street,  
Hyde Park

Site: 2 1/2 Story Structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two to three-family dwelling.

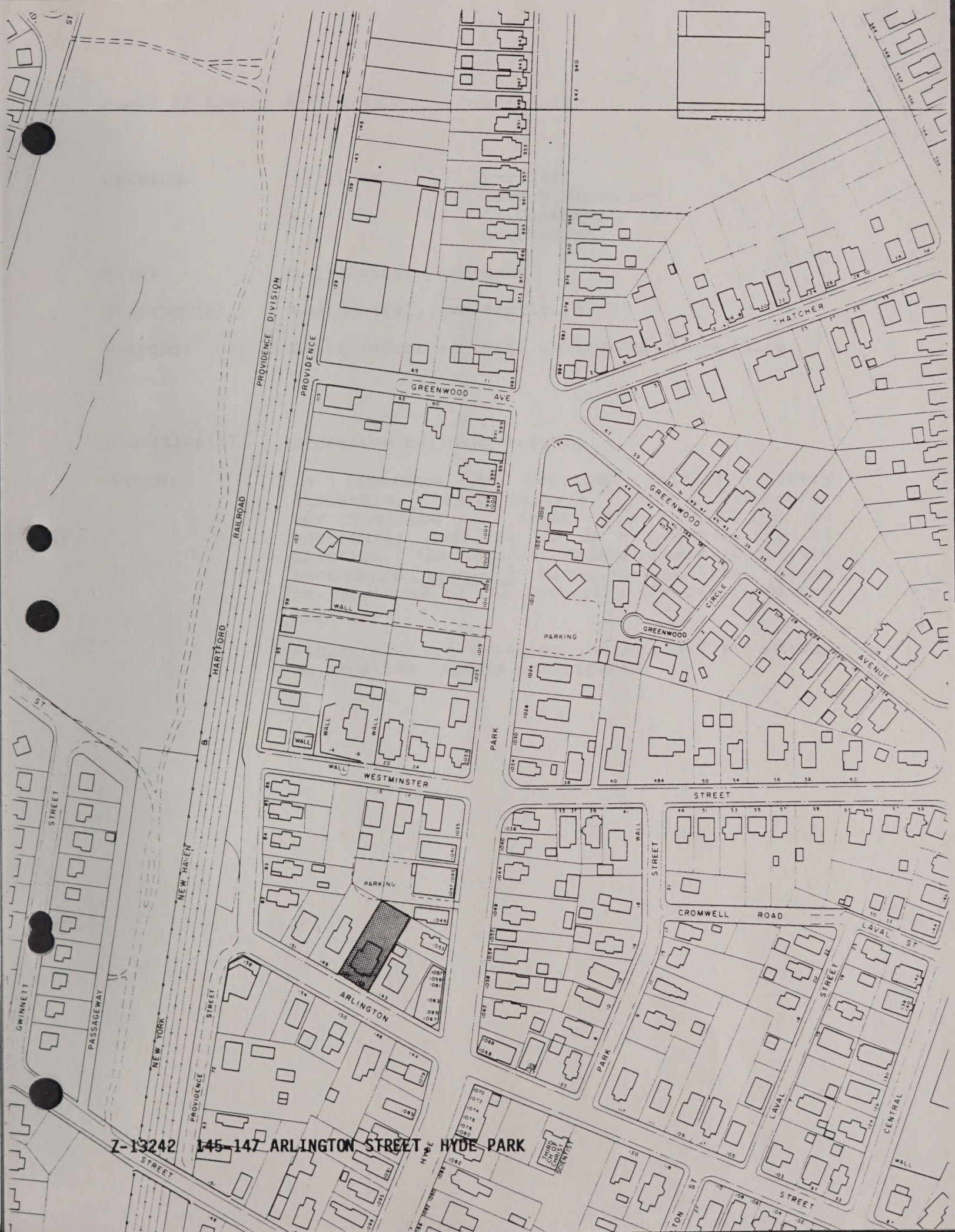
Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, off street parking.

Excessive building height.

VOTED: In reference to petition Z-13242, Mark Pagliarini, 145-147 Arlington Street, Hyde Park for forbidden use and five variances for change of occupancy from two to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Predominant two-family residential neighborhood. Conversion will establish an unwelcome precedent and intensify parking problems. Space existing only for two car tandem parking.





Z-13242 145-147 ARLINGTON STREET HYDE PARK



Board of Appeal Referrals

10/12/89

Hearing: 11/21/89 Z-13243  
Harvey Bluestein  
12 Centervale Park,  
Dorchester

Site: 2 1/2 Story Structure

District(s): Residential, two-family (R-.5)

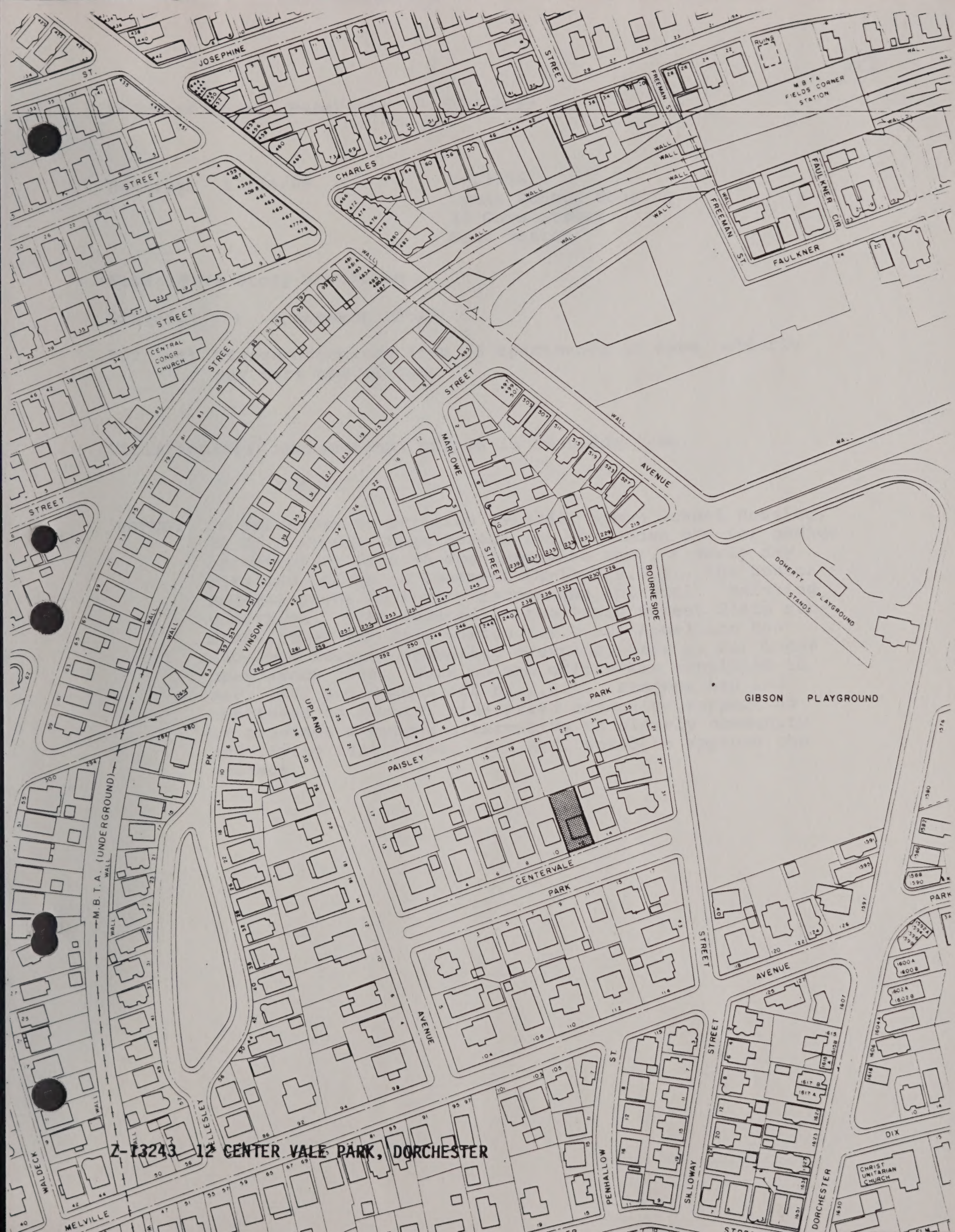
Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Excessive building height.

VOTED: In reference to petition Z-13243, Harvey Bluestein, 12 Centervale Park, Dorchester for variance to erect dormer addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for Design Review approval.

Violations are existing to original structure, no negative impacts anticipated.





2-13243 12 CENTER VALE PARK, DORCHESTER



Board of Appeal Referrals

10/12/89

Hearing: 11/14/89

Z-13356  
Lyman School Housing  
30 Gove Street,  
East Boston

Site: Five Story Structure

District(s): Apartment (H-1)

Purpose: Change occupancy from 45 apartments to same, elderly day care and office.

Violation(s): Professional office is forbidden use.

I.P.O.D.

VOTED: In reference to petition Z-13356, Lyman School Housing, 30 Gove Street, East Boston for forbidden use for change of occupancy from 45 apartments to same, elderly day care and office in apartment (H-1) I.P.O.D., the Boston Redevelopment Authority recommends approval. Existing condition. Site located in the Paris Street Flats sub-district of the East Boston I.P.O.D. Appellant has received several temporary occupancy permits for these uses since 1986. Work on the office was completed in May, 1987 and signed off by I.S.D. Project had and continues to receive widespread community support as it provides a unique alternative to elderly community and living facilities. P.Z.A.C. voted to approve the project.





Z-13356 30 GOVE STREET, EAST BOSTON  
26N-14E



Board of Appeal Referrals

10/12/89

Hearing: 11/14/89

Z-13400  
Marie Gambardillo  
695 East Eighth Street,  
South Boston

Site: Three Story Structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose rear porches of three family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-13400, Marie Gambardillo, 695 East Eighth Street, South Boston, for three variances to enclose rear porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that width dimensions be reduced to twelve feet; that side windows be eliminated; that plans be submitted to the Authority for Design Review approval.

Appellant seeks to replace and enclose rear porches of a three-story, three-family dwelling. Porches are required as a second means of egress. The existing structure is one of several attached dwellings. The lot width is eighteen feet. A reduced porch width to twelve feet allows for three feet between the side lot lines and the enclosed porches, thus, allowing free access to both sides of the proposed structure.

Plans indicate four rear windows and one side window on each side at each level. Due to the close proximity of the side lot lines to the porch, these side windows should be eliminated.

No apparent negative impacts. Appellant enjoys support of neighbors.







Hearing: 10/17/89

Z-13440

Thomas and Elizabeth Lynch  
1-3 Bantry Way,  
South Boston

Site: Two Story Structure

District(s): Apartment (H-1-50)

Purpose: Erect one story addition and roof deck to two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient front, rear yards.

VOTED: In reference to petition Z-13440, Thomas and Elizabeth Lynch, 1-3 Bantry Way, South Boston for three variances to erect one story addition and roof deck to two-family dwelling in apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that deck dimensions be reduced by three feet at left side and rear; that plans be submitted to the Authority for Design Review Approval.

Appellant seeks to add a third story to the existing two-story dwelling. Addition would cover approximately the front half of the existing structure and remaining half is proposed for use as a roof deck.

A reduction in deck dimensions would facilitate public safety concerns and design review to ensure design compatibility with area norms.

No apparent negative impacts.